



GOVERNMENT OF KERALA

**Local Self Government (RD) Department**

NOTIFICATION

G. O. (Ms.) No. 10/2010/LSGD. *Dated, Thiruvananthapuram, 14th January 2010.*

WHEREAS, the Government have, vide notification issued under G. O. (Rt.) No. 2566/99/LAD dated 13th March, 1999 sanctioned the Detailed Town Planning Scheme for Civil Station Area Scheme 3 of Kozhikode Corporation under sub-section (3) of section 14 of the Madras Town Planning Act, 1920 (VII of 1920);

AND WHEREAS, it is required to vary the said Scheme for the purpose of making the zoning regulations compatible to the present development scenario; to the extent possible as an immediate measure;

NOW, THEREFORE, in exercise of powers conferred by sub-section (2) of section 15 of the Madras Town Planning Act, 1920 (Act VII of 1920), the Government of Kerala hereby propose to issue a notification varying the said Detailed Town Planning Scheme to the extent required, a draft of which is appended as required under sub rule (1) of rule 72 of the Madras Town Planning Rules, 1933.

Notice is hereby given that the said draft will be taken up for consideration within sixty days from the date of notification and any person interested in the Scheme may submit in writing his objections and suggestions, if any, thereon within the said date. Any person concerned with or affected by the proposed notification shall submit his objection or suggestion, if any to the Town Planner, Kozhikode (on behalf of the Secretary to Government, Local Self Government Department, Secretariat Annex, Thiruvananthapuram).

#### AMENDMENT

In exercise of the powers conferred by sub-section (2) (a) of section 15 of the Madras Town Planning Act, 1920 (Act VII of 1920), the Government of Kerala hereby propose to vary the Detailed Town Planning Scheme for Civil Station Area Scheme 3 of Kozhikode Corporation, sanctioned under section (14) of said Act vide notification issued under G. O. (Rt.) No. 2566/99/LAD dated 13th March, 1999 to the extent as indicated below, namely:—

#### DRAFT

In the said scheme, for the sub-heading “10 Reservation of Land and Zoning” the following shall be substituted, namely:—

#### **“10. Reservation of Land and Zoning**

1. A list of land reserved for streets and for other non-residential purposes is given in Schedule No. 4 (Form No. 10).

For the purpose of the scheme, the streets or footpaths which may be approved or made in accordance with the provisions of the scheme, which are not mentioned in Schedule IV shall also be deemed to be included under land reserved for the purpose of the scheme.

2. The Kozhikode Corporation may, from time to time meet the demand, declare any part of the area, with the approval of the Chief Town Planner or subject to such conditions and restrictions as he may think fit, to be reserved for any activity or for such other purposes which can be prescribed under sub-section (k) of section 4 of the Act.

Any part of the area so declared shall be included under land reserved under the scheme and treated as such.

3. (i) All future developments in respect of land within the scheme area, shall conform to the zoning regulation given below: (Any uses not mentioned there in shall be prohibited).
- (ii) For the implementation and enforcement of the proposals envisaged in the Detailed Town Planning Scheme, areas have been zoned under various uses such as residential, commercial, public and semi-public, etc. Details regarding the nature of uses ‘permitted’, uses ‘restricted’ and uses ‘prohibited’ in each zone are given below.

- (iii) “Uses permitted” in a zone cover the uses that can be normally accommodated in the relevant zone. In some cases it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and spatial locational factors. Such cases, which come under this category, are classified as “Uses Restricted”. “Uses Prohibited” enlists the various objectionable uses in each zone, which shall not be permitted under normal circumstances.
- (iv) Zoning Regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/ structures or any other matter specifically mentioned in these regulations.
- (v) Existing areas and structures of archeological importance and religious uses may be permitted to continue in all zones.

Sl. No.	Land use	Uses permitted	Uses restricted by the Secretary of the Local Self Government with the concurrence of		
			Town Planner of the State Town Planning Service having jurisdic- tion over the area	Chief Town Planner	Uses prohibited
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Zone: (For all use within the residential zone (i) Floor Area Ratio-2.50 when the existing access street to plot is more than 5 metre wide (ii) Floor Area Ratio - 2.00 when the exist- ing access street to plot is less than 5 metre wide.)	<p>(1) When the access road width to the site is less than 7m.</p> <p>(a) All existing religious, educational and public uses can be continued as existing</p> <p>(b) All residential buildings and apartment building not more than 3 stories</p> <p>(c) Small reading rooms and libraries, dispensaries, primary school, shops upto 100sq.m., public utility buildings</p> <p>(d) Small service industries of non nuisance nature less than 5 H. P. power and 5 workers or 10 workers without power</p> <p>(2) When existing access road width is more than 7m.</p> <p>All Residence, Residential Flat/Apartments/ Residential Quarters, Night Shelters, Orphanages, Old Age Homes, Dharmasala.</p> <p>Community Halls, Clubs, Parks and Play Grounds incidental to the Residential Uses.</p> <p>Retail Shops, Profe- ssional/Commerical Offices/ Establishments, Banking and Financial Institutions, ATM's, Gymnasium/Yoga Centre, Library and Reading Rooms, Social Welfare Centre etc. upto 200 sq.m. of floor area</p>	<p>Transmission towers and wireless station, swimming pool</p> <p>Banking and financial institutions upto 200 sq.m.of floor area.</p> <p>Restaurants/Canteen, upto 100 sq.m. of floor area</p> <p>Parking Plaza, Taxi/ Jeep/Auto-rickshaw Stand</p>		Any other uses not specified in items in columns (3), (4) & (5)

(1)	(2)	(3)	(4)	(5)	(6)
		Dispensaries/Clinics (Out Patients), Cottage Industries, Service.			
		Industries of Non Nuisance nature, (See Annexure I) with number of workers limited to 6 without power or 3 workers, with power limited to 5 HP.			
		Public Utility Buildings, such as Water Supply, Drainage and Electric Installations of a Minor Nature. Day Care and Creche, Nursery School, Kinder Garden, Schools, Police Post/Station, Fire Station, Post and Telegraph Office, Water Treatment Plant below 5 Million Litres per day.			
2	Commercial Zone (For all uses within the commercial zone)	All Shops, including Whole Sale Shops, Shopping Complex, Shopping Malls, Multi Plax, Hyper Markets, Markets, Restaurants, Hotels, Professional/Commercial Offices/ Establishments, Studios, Banking and Financial Institutions, IT Soft Ware Units, Movie Halls, Godowns/Warehouse/ Storage of Non Hazardous Materials and Staking Yards.	Outdoor Games Stadium, Ashrams and Madams.	Fuel Filling Station, Container Terminals, Hospitals and Health Centres upto 50 beds, Parks and Play Grounds, Fair grounds, Open-air Theatre, Transport terminals. Service Garages, Industrial use of Non Nuisance character employing not more than 20 workers and power not exceeding 30 HP and above 200 sq.m.	Any other uses not specified in items in columns (3), (4) & (5)
	1. Floor Area Ratio 2.00 when the existing access street to the plot is more than 7m wide	Existing Residential Uses, Residential Buildings upto 300 sq.m. of floor area, Residential Apartments with Lower floors for Commercial Uses, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Hostels and Boarding Houses, Lodges and Guest Houses. Asramam/Madam.	Smoke House, other Public Utility Areas and Buildings.		
	2. Floor Area Ratio 1.50 when the existing access street to the plot is less than 7m wide.		Parking Plazas, Car Stand, Taxi Stand, Bus Stops, and Plant Nursery.		
			Dairy Farm and Poultry farms. Water Treatment Plant above 5 Million Liters per day.		
			Service Garages, Industrial use of non Nuisance character Employing not more than 20 workers and power not exceeding 30 HP upto 200 sq.m.		

(1)	(2)	(3)	(4)	(5)	(6)
		<p>Cottage Industries, Automobile Workshop, Automobile Service Station, Cold Storage.</p> <p>Service and Small Industries of non Nuisance Nature, (See Annexure I) with number of workers limited to 19 without Power or 9 workers with Power limited to 30 HP, etc. on plots abutting to road having width more than 9M.</p> <p>Weigh Bridges, Printing Press, IT Hardware/Electronic Industries, Government or Public Sector Offices, Expansion of existing Educational Institutions, Public Utility Areas and Buildings run by Government,</p>			
		<p>Transmission Towers and Wireless Station. Social Welfare Centre/Institutions, Library, Reading room, on plots abutting to roads having width more than 9M.</p> <p>Museum, Auditorium, Wedding Halls/Community Halls, Convention Centres, Swimming Pools, Clinics, Diagnostic Centres, Dispensaries and Hospitals up to 25 beds on plots abutting major roads having width more than 9 metre. Water Treatment Plant below 5 Million Litres per Day.</p>			
3. Area zoned for Mixed use (Residential and Commercial)		All uses coming under Residential and commercial zones in the respective categories.	All uses coming under Residential and commercial zones in the respective categories.	All uses coming under Residential and commercial zones in the respective categories.	Any other uses not specified in items in columns (3), (4) & (5) ground.
4. Public and semi public use zone (Floor Area Ratio 2.00 for all buildings)		Local, State, Central Government Offices and establishments, Social and Cultural establishments, community facilities	Parking Plazas, Auto-rickshaw/Taxi/Jeep stands	Fuel Filling Station, Bus/Terminal/Stand, Lorry. Stand Auditorium.	

(1)	(2)	(3)	(4)	(5)	(6)
		<p>including Hospitals, Establishments, Auditorium up to 1000 sq.m. Educational Institutions, Social and Cultural Establishments' Social Welfare Centre, Civil Defence and Home Guard, Library and Reading Rooms, Museum, Indoor Game Stadium, Swimming Pool, Exhibition Centres and Art Gallery.</p> <p>Public Utilities and Related Buildings, Places of Worship, Community Facilities including Clinics, Dispensaries, Diagnostic Centres and Hospitals.</p> <p>Residences up to 300 sq.m and Residencial uses incidental to the Main Use, Ashram/Madams. Retail Shops, Restaurants, and Canteen up to 200 sq.m., ATM's. Water Treatment Plants below 5 Million Litres per Day. Tot lots, Parks and Play Ground and Open Air Theatre. Transmission Towers and</p>	<p>Community facilities including Hospitals, Establishments, Auditoriums up to 2000 sq.m. incidental to Public and Semi Public Use. Sewerage Treatment Plant.</p> <p>Water Treatment Plant above 5 Million Litres per Day.</p>	<p>Convention Centers, Out Door Game Stadium. Community facilities including Hospitals, Establishments, Auditoriums above 2000 sq. m.</p> <p>Crematorium, Burial Common Valt.</p>	

### *Coverage and Floor Area Ratio (F. A. R.)*

The coverage and F.A.R. value of buildings under different occupancies shall not exceed the maximum permissible value as stipulated below:

<i>Sl. No.</i>	<i>Building</i>	<i>Use of Occupancy</i>	<i>Maximum permissible coverage (%)</i>	<i>Maximum permissible F. A. R.</i>
1	Residential	..	50	2.50
2	Commercial	..	60	2.00
3	Public and Semi Public	..	30	2.00
4	Industrial	..	40	1.20

*Note:—*The coverage and F.A.R. as per the Detailed Town Planning Scheme will have to adhered to in case the values differ from that of the Kerala Building Rules in force.

### **General Guidelines**

- (i) Regarding the assessment of permissibility of uses classified under the category 'Restricted Uses', the Chief Town Planner may, if required, issue general guidelines from time to time, and such guidelines shall be adhered to by the responsible authorities.

#### **ANNEXURE I**

*Type of non-obnoxious and non-nuisance type of service or Light industries permissible in Residential zones.*

1. Production of Copra
2. Processing of Arecanut
3. Rice and Flour Mills
4. Production of rice, flour etc. by hand pounding
5. Processing of cardamom, ginger, pepper etc.
6. Production of Khandsari from sugar cane.
7. Carrying and preservation of fruits and production of Jam, Jelly etc.
8. Processing and preservation of Cashewnuts.
9. Bakeries.
10. Production of Diary Products
11. Oil Mills (Vegetables)



12. Extraction of oil by ghani.
13. Manufacture of Hydrogenated oil.
14. Manufacture of “aval” (Beaten rice) appalam.
15. Production of Vinegar.
16. Manufacture of soda, water, lemonade etc.
17. Manufacture of Ice.
18. Manufacture of Ice cream.
19. Processing, packing and distribution of Tea.
20. Processing, grinding, packing and distribution of Coffee.
21. Manufacture of Syrup.
22. Manufacture of Beedi.
23. Manufacture of Cigar.
24. Manufacture of Tobacco snuff.
25. Manufacture of chewing Tobacco.
26. Cotton ginning, cleaning, pressing etc.
27. Cotton spinning other than in Mills.
28. Cotton spinning and weaving in Mills.
29. Dyeing and Bleaching of cotton.
30. Cotton weaving in power looms.
31. Handloom Weaving.
32. Khadi Weaving in Handloom.
33. Printing of Cotton Textiles.
34. Manufacture of Cotton thread, Rope Twine etc.
35. Jute Spinning.
36. Manufacture of jute products including repairing of gunny bags.
37. Weaving of silk by handloom.
38. Manufacture of hosiery goods.
39. Making of embroidery products.
40. Tailoring.
41. Manufacture of Quilts and Mattresses
42. Manufacture of Coir and Coir products.
43. Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44. Repairing of Umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams etc.
47. Manufacture of wooden industrial goods such as parts of handloom, ambarcharka, bobbirs etc.
48. Manufacture of wooden utensils, photo frames, toys, etc. and photo framing.

49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
51. Manufacture of paperboard and paper by hand.
52. Making of paper boxes , bags, envelops etc.
53. Printing and publishing of newspapers and periodicals.
54. Printing and publishing of books.
55. Miscellaneous printing works including type cutting, book binding.
56. Manufacture and repairing of leather shoes and chappals.
57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanising and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of Rubber products such as rubber-sheets, nipples and rubber shoes including smoke rubber.
61. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, tube, closets etc.
66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67. Manufacture of stonewares.
68. Manufacture of stone images.
69. Manufacture of chinawares and crockery.
70. Manufacture of large containers of chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models.
73. Manufacture of Iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.
75. Manufacture of Aluminium utensils and other products.
76. Manufacture of Tin cans and copper vessels.
77. Electroplating, tinplating, welding etc.
78. Manufacture of Agricultural implements, screws etc. (Blacksmith and foundry).
79. Manufacturing, assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.

82. Manufacture of electrical machinery and repairing of electric motors, armature windings etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of Radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Body building of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories.
89. Servicing and repairing of motor vehicle.
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal-drawn and hand drawn vehicles.
93. Repairing of photographic equipments, spectacles etc.
94. Manufacturing of medical instruments.
95. Repairing of watches and clocks.
96. Manufacture of Jewellery.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.
99. Ivory, carving and ivory works.
100. Miscellaneous industries.

#### ANNEXURE-II

*List of obnoxious or nuisance industries subject to objectionable odours, fumes, effluents or processors to be located in hazardous zones  
(Grouped under Indian Standard Industrial Classification)*

##### I. Manufacture of foodstuff :

1. Slaughtering, preservation of meat and fish and canning of fish.

##### II. Manufacture of Beverages :

2. Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery.
3. Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice.

- III. Manufacture of Textiles :
  - 4. Dyeing and bleaching of cotton.
- IV. Manufacture of wood and wooden products :
  - 5. Sawing and planing of wood.
  - 6. Wood seasoning and creosoting.
  - 7. Manufacture of veneer and plywood.
  - 8. Paper, pulp and straw board.
- V. Manufacture of leather and leather products :
  - 9. Currying, tanning and finishing of hides and skins and preparation of finished leather.
- VI. Manufacture of rubber, petroleum and coal products :
  - 10. Manufacture of tyres and tubes.
  - 11. Manufacture of industrial and synthetic rubber.
  - 12. Reclamation of rubber.
  - 13. Production of petroleum, kerosene and other petroleum products in refineries.
  - 14. Production of chemicals and chemical products.
- VII. Manufacture of chemicals and chemical products :
  - 15. Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, chlorine and bleaching powder manufactures.
  - 16. Manufacture of dyes, paints, colours and varnishes, printing ink.
  - 17. Manufacture of fertilizers (specially from organic materials).
  - 18. Manufacture of disinfectants and insecticides.
  - 19. Manufacture of ammunition; explosive and fire works.
  - 20. Manufacture of matches.
- VIII. Manufacture of non-metallic mineral products other than petroleum and coal :
  - 21. Manufacture of cement and cement products.
  - 22. Manufacture of lime.

- 23. Manufacture of Plaster of Paris.
- IX. Manufacture of basic metals and their products :
  - 24. Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
  - 25. Manufacture including smelting, refining etc., or non-ferrous metals and alloys in basic forms.
  - 26. Manufacture of Armaments.
- X. Manufacture of machinery (other than transport) and electrical equipments :
  - 27. Manufacture of all kinds of battery.
- XI. Miscellaneous items not covered above :
  - 28. Incineration, reduction or dumping of offal, dead animal's garbage or refuse.
  - 29. Manufacture of gelatin and glue.
  - 30. Fat, tallow, grease or lard refining of manufacture.
  - 31. Bone meal, bone grist and bone powder.
  - 32. Manufacture of cashew nut shell oil.
  - 33. Other similar types of nuisance industries.

By order of the Governor,

S. M. VIJAYANAND,  
*Principal Secretary to Government.*